

LEE COUNTY

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REGULAR MEETING
OF THE
LEE COUNTY BOARD OF COMMISSIONERS
106 HILLCREST DRIVE
SANFORD, NORTH CAROLINA 27330

JANUARY 20, 2015

The regular meeting of the Board of Commissioners for the County of Lee, State of North Carolina, convened at 4 p.m. in the Commissioners' Room, First Floor, Lee County Government Center, 106 Hillcrest Drive, Sanford, North Carolina, on said date. Commissioners present were Amy M. Dalrymple, Dr. Ricky D. Frazier, Larry "Doc" Oldham, Robert T. Reives, Timothy S. Sloan, and Kirk D. Smith. Dr. Andre Knecht was not present at the beginning of the meeting but joined the Board later.

Chair Dalrymple called the meeting to order and the following business was transacted:

Commissioner Frazier delivered the invocation.

The pledge of allegiance was recited.

The Board considered additions/changes to the Agenda. Commissioner Reives asked the Board to allow a presentation on fracking under New Business. With no other changes made, Commissioner Reives moved to approve the *Agenda* as amended. Upon a vote, the results were as follows:

Aye: Dalrymple, Frazier, Oldham, Reives, Sloan, and Smith
Nay: None
Absent: Knecht

The Chair ruled the motion had been adopted unanimously.

Commissioner Reives moved to approve the *Consent Agenda* which consisted of the following items:

- Closed Session Minutes from April 7, June 16, and July 21, 2014 meetings,
- Minutes from the January 5, 2015 regular meeting,
- Tax Releases and Refunds for December 2014 (copy attached), and
- Extension of non-emergency Medicaid transportation contracts with COLTS and Service Cab through June 30, 2015 (copies attached).

Upon a vote, the results were as follows:

Aye: Dalrymple, Frazier, Oldham, Reives, Sloan, and Smith
Nay: None
Absent: Knecht

The Chair ruled the motion had been adopted unanimously.

Pursuant to N.C. General Statute §153A-52.1, the Chair opened the floor for *Public Comments*. The following signed up to speak and were allowed 3 minutes for comments:

1. Mr. Marvin Wall, 1116 Vannstone Drive, Raleigh (fracking)

IT Director Kyle Edwards gave the Board an update on recently installed security video surveillance equipment at the Lee County Government Center. As Mr. Edwards told the Board in November, there had been several security incidents at the Government Center involving citizens, employees, transient persons inside and outside the building area, and with County vehicles. At the November 3rd meeting the Board approved a video surveillance system that would provide complete surveillance that would be forensic in nature, meaning that once an incident occurs, staff will be able to view and deliver the footage to law enforcement personnel in order to identify suspects and begin putting a stop to criminal activity. *Security 101* was selected as the vendor to install needed equipment. No action was taken.

Commissioner Knecht joined the meeting during this presentation at 4:15 p.m.

County Manager John Crumpton gave the Board an update on the November 28th fire at San-Lee Park. Mr. Crumpton stated the San-Lee Nature Center was damaged by fire from a through-the-wall heating and cooling unit. Since that date, Risk Management and staff have been working with the North Carolina Association of County Commissioners (NCACC) on the insurance claim. The County is insured with the North Carolina Association of County Commissioners Risk Management Pools for Property and Casualty claims. Staff have discussed the benefits of re-building within the existing building or building a new facility on a different site in the Park. The Associations Insurance Adjusters and Fire Investigators have completed their work and submitted final reports. Mr. Crumpton stated the insurance policy has a replacement cost benefit which means the policy will pay to replace everything and put the building back the way it was before the fire. However, there are limitations that insurance will not pay for such as ADA upgrades that may be needed and asbestos removal. Only the areas damaged by the fire will be addressed by the insurance policy. Under the building code the County may incur expenses to bring the facility up to building and ADA codes. Mr. Crumpton outlined the following benefits to rebuilding in another location in the Park:

- The current building rests in the 100 year Flood Plain.
- The building footprint will never be able to be expanded.
- Moving the building to higher ground will enable Park staff to see what is going on in the Park and on the lakes.
- Staff in the current building are at the lowest level of the Park and cannot see what is going on in the Park or on the lakes.
- A newer facility will be more energy efficient.
- The old water plant (current building) was built in the 1930's and is not easily heated or cooled.
- Removing the old building will allow for more parking in the lower lot (parking is at a premium in the spring, summer and fall).

The major downside to moving the facility is cost. To repair the existing facility all expenses except for some ADA and asbestos removal from areas not damaged by the fire will be paid for by our insurance.

The net cost to the County to rebuild the existing facility is estimated at \$75,000. Not sure at this time what the ADA costs will be until building plans are submitted for approval. The County will need to pay up to \$17,000 for asbestos removal in areas not damaged by the fire. The remaining \$58,000 is an estimate for ADA improvements to areas of the facility not covered by the insurance reimbursement. The estimated budget to build a new facility is around \$1,100,000. The County will receive a one-time payout for the repairs to the old facility of \$229,000. In addition, the County will receive \$75,000 for contents lost and \$75,000 for facility obsolescence. Therefore, the total cash from the NCACC that can be applied to the project will be \$379,000. Demolition of the old facility will cost approximately \$87,000, not including asbestos removal. NCACC will go ahead and pay \$31,000 for asbestos removal so the net to demolish the facility for the County would be \$94,000.00. It is estimated that to build a new facility will be around \$1,000,000. Several designs have been discussed with local architect Tim Sherman. A single story metal facility would be the least expensive to construct with the primary building choice location at the upper bath house in the RV Campground area. A 6,000 square foot building would give the department room for offices, meeting rooms and the Nature Center. A 1,500 square foot storage/shop would be placed in the rear of the building. Estimated net new cost to build a facility would be \$720,000 (figure less what insurance funds can be applied to the project). The County can use its fund balance, plus funds that will be received from the City of Sanford for the sale of the Colon Road Lift Station to pay for this project. Mr. Crumpton recommended Enpuricon, Inc. at a cost of \$47,411 for asbestos removal, which is the first step in the process, no matter which direction the Board chooses to go. Mr. Crumpton asked the Board to review the plans and decide on what action to take at the February 2nd meeting. If the County chooses to rebuild in the existing facility work needs to be handled quickly so that mold doesn't develop due to the building being in its current state. If the Board goes ahead and approves the asbestos removal, this will allow a couple of weeks for the Board to review options. Board members were encouraged to visit the Park before the February 2nd meeting. After discussion, Commissioner Smith moved for the County Manager to proceed with removal of asbestos from the building. Upon a vote, the results were as follows:

Aye: Dalrymple, Frazier, Knecht, Reives, Sloan, and Smith
Nay: Oldham

The Chair ruled the motion had been adopted by a 6 to 1 vote.

The Board considered Deeds of Easement from Lee County to the City of Sanford for construction and installation of sidewalks along Bragg Street, Nash Street, and Weatherspoon Street. County Manager John Crumpton stated the City of Sanford, as part of the Sidewalk Bond Referendum, in efforts to connect OT Sloan Park with Lee County Senior High School and Central Carolina Community College, will be installing sidewalks along Bragg Street in front of the Park, across the front of the High School property, as well as along Weatherspoon Street in front of the Arts Center. The City is requesting temporary construction and permanent easements from the County to allow for the sidewalks to be installed. After discussion, Commissioner Reives moved to approve a *Deed of Easement between the County of Lee and the City of Sanford*, and a *Deed of Easement between the County of Lee and the Lee County Board of Education*, copies of which are attached to these Minutes and by this reference made a part hereof. Upon a vote, the results were as follows:

Aye: Dalrymple, Frazier, Knecht, Oldham, Reives, Sloan, and Smith
Nay: None

The Chair ruled the motion had been adopted unanimously.

At this time the Board heard a presentation on fracking from Mr. Charles Ritter of 285 Beckingham Loop, Cary, which had been added to the Agenda at the beginning of the meeting. Mr.

Ritter shared concerns with the Harris Lake being dangerously close (2 miles) to the Jonesboro fault line. He stated that there were hundreds of cases of earthquakes that resulted from fracking across the country. His opinion was that if fracking is allowed in Lee County it could cause an earthquake which could cause the level of Harris Lake to drop thereby exposing a nuclear incident at the Shearon Harris Nuclear Power Plant. No action was taken.

The Board considered the FY 2015-16 Budget Calendar. Finance Director Lisa Minter presented said calendar to serve as a guideline for the budget process. It was noted the calendar was subject to change with regard to budget work sessions the Board may decide to hold. Commissioner Frazier moved to approve the *FY 2015-16 Budget Calendar* presented, a copy of which is attached to these Minutes and by this reference made a part hereof. Upon a vote, the results were as follows:

Aye: Dalrymple, Frazier, Knecht, Oldham, Reives, Sloan, and Smith
Nay: None

The Chair ruled the motion had been adopted unanimously.

The Board considered Budget Amendment # 01/20/15/09. Finance Director Lisa Minter presented said Budget Amendment to appropriate funds for the following:

Health – Family Planning – appropriate \$6,867 of additional funding received from the State for the Family Planning Program approved by the Board of Commissioners during their January 5th meeting. Funds will be used to fund the Sister Love Program through the Coalition for Families in Lee County. An additional \$1,000 is being allocated by the State birth control methods.

Health – Environmental – appropriate \$45,417 from fund balance as approved by the Board during their November 17th meeting for a project that will allow Environmental Health to come on board with Energov Electronic permitting system, convert paper documents to digital via Lee County Industries (LCI), and install equipment in vehicles for mobile technology implementation.

Commissioner Sloan moved to approve *Budget Amendment 01/20/15/09*, a copy of which is attached to these Minutes and by this reference made a part hereof. Upon a vote, the results were as follows:

Aye: Dalrymple, Frazier, Knecht, Oldham, Reives, Sloan, and Smith
Nay: None

The Chair ruled the motion had been adopted unanimously.

The *Monthly Financial Report* for month ending December 2014 was presented. No action was taken.

County Manager John Crumpton provided his *Monthly Report* for January 2015, a copy of which is attached to these Minutes and by this reference made a part hereof. Mr. Crumpton stated a joint meeting with the Central Carolina Community College Board of Trustees had been scheduled for February 9th and he was working on other joint meetings with the City of Sanford, Broadway Town Board, Board of Education, and Sanford-Lee County Partnership for Prosperity. No action was taken.

Chair Dalrymple passed out a “revised” list of Commissioner Board appointments for 2015.

Dates for a Board Retreat were discussed but nothing finalized. The Chair will give Board members additional suggested dates and locations by the February 2nd meeting.

Commissioner Sloan moved to go into Closed Session to consult with the attorney to protect the attorney-client privilege per North Carolina General Statute §143-318.11(a) (3). Upon a vote, the results were as follows:

Aye: Dalrymple, Frazier, Knecht, Oldham, Reives, Sloan, and Smith
Nay: None

The Chair ruled the motion had been adopted unanimously and the Board was in Closed Session. Upon returning from Closed Session, with all members present, the regular meeting resumed.

With no further business to come before the Board, Commissioner Sloan moved to adjourn the meeting. Upon a vote, the results were as follows:

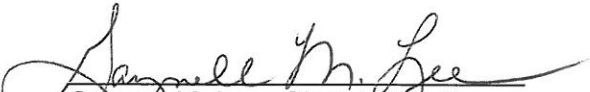
Aye: Dalrymple, Frazier, Knecht, Oldham, Reives, Sloan, and Smith
Nay: None

The Chair ruled the motion had been adopted unanimously and the meeting adjourned at 6:45 p.m.



Amy M. Dalrymple, Chair
Lee County Board of Commissioners

ATTEST:


Gaynell M. Lee, Clerk to the Board